

Town of North Smithfield Planning Board

Kendall Dean School, 83 Green Street

Thursday, October 2, 2014, 7:00 PM

The Chair called the meeting to order at 7:02 pm.

1. Roll Call: Present: Cynthia Roberts, Scott Lentz, Gene Simone, Lucien Benoit and Dean Naylor. Also in attendance were Town Planner Robert Ericson and Town Solicitor James Lombardi III.

2. Approval of Minutes: Motion by Gene Simone to approve the September 18, 2014 minutes as corrected. Second by Art Bassett with all in favor (4-0).

3. Disclosure: This is the point where anyone can disclose potential conflicts related to matters before the Board. Each member has the option to recuse under RI ethics regulations or abstain from voting for other reasons. Mr. Lentz noted that he previously recused himself for Dowling Village.

4. Preliminary Plan, Major Subdivision: Dowling Village Final Plan Modification

Applicant: Bucci Development, Inc

Location: Dowling Village Blvd

Assessor's Plat 21 Lots 401 & 403

Zoning: Land Development Project (LDP)

Mr. Ericson announced that Atty Michael Kelly sent a letter withdrawing the application. Mr. Lentz asked if they could resubmit later. Mr. Ericson said yes. No votes were required.

5. Preliminary Plan, Minor Subdivision: Oxford Creek

Applicant: Gordon F. B. Ondis

Location: Rocky Hill Rd

Assessor's Plat 20 Lots 16 & 52

Zoning: RA

Discussion, vote or other action by the Planning Board. Atty Joseph Shekarchi sent a letter asking to postpone Planning Board review until November or December and waived the 45-day review requirement. Mr. Ericson recommended November 6. Motion by Gene Simone to continue until November 6. Second by Scott Lentz with all in favor.

6. Pre-application Plan, Major Subdivision: Liberty Place

Applicant: AF Properties, LLC

Location: 229 Quaker Highway

Assessor's Plat 1 Lot 16

Zoning: Manufacturing (M)

Discussion, vote or other action by the Planning Board, including possible fee waivers.

Mr. Ericson noted that this a pre-existng, non-conforming lot because

of one non-conforming side setback. Division into two lots would not create any additional non-conformances. Mr. Ericson recommended a second well for the larger building, which is consistent with past Planning Board preferences.

Mark Nyberg discussed the shared well. It yields 30 gallons per minute (gpm) and neither manufacturer uses process water. Dr. Benoit asked whether the correct name is Liberty Place. Mr. Sipes confirmed that was correct.

Gene Simone asked how old the buildings were. Owner Charlie Sypes said the small buildings was built c. 1999, the larger c. 2006. Mr. Simone asked if a second well would be needed. Mr. Ericson said a minimal well (5 gpm) would suffice for the larger building. Neither well would be adequate for firefighting. Mr. Bassett asked about area zoning and parking. Mr. Ericson said it was mainly manufacturing, and each lot would have enough parking.

Following discussion, the applicant offered to install a well within one year, and said it can be a condition of approval. Dr. Benoit said he had a 500' well drilled in Maine for \$6,000, so this was not too much to ask.

Dr. Benoit discussed drainage and noted that Mr. Laliberte had not installed the underground infiltration chambers; the Town forced compliance with the engineering plan. Mr. Ericson asked the

applicant for records on the stormwater management system and recommended drainage easements for the Master Plan. Dr. Benoit objected to merging Master and Preliminary Plans given the drainage complications.

7. Master Plan, Major Subdivision: Christina Way Extension with continued public hearing.

Applicant: Doris Godon Estate et al

Location: North Smithfield

Assessor's Plat 14 Lots 37 & 188

Zoning: RA

Discussion, vote or other action by the Planning Board.

Mr. Ericson reviewed the timeline. January 4, 2015 would be day 120 under state law. He noted that as a courtesy to the abutters, we should come to a decision well before that. Atty Nicholas Goodier then introduced the revised plan. He said he was willing to provide a completed extension road if the Planning Board wants to make it a condition,

Mr. Bassett asked if we had anything from the Fire Chief. Mr. Goodier said they have approval on the length. Mr. Ericson discussed mature multi-parcel subdivision, and that dead-end distance was the main issue here.

Motion to open the public hearing by Dr. Benoit. Second by Mr.

Bassett with all in favor. Scott Martin noted that the subdivision created a land-locked parcel beyond the cul-de-sac.

Mr. Ericson said both the approved Final Plan and as-built plan for Mattity Estates show the Christina Way cul-de-sac with a 50' right-of-way at the property line. Mr. Martin said that Fire Department approval is only one part of the dead-end decision. Mr. Ericson agreed. The approval recognized NFPA standards for firefighting access. Ed Clark thought a completed, well designed subdivision through Leonard Drive would enhance property values.

Atty Goodier provided summary comments. Dr. Benoit noted that the Mattity Estates as-built was probably for topography, because a lot of sand and gravel was removed. Mr. Ericson thanked Dr. Benoit for sharing his institutional memory.

Mr. Naylor summarized the justifications for a waiver. Motion to close the public hearing by Dr. Benoit. Second by Mr. Bassett with all in favor. Dr. Benoit asked Atty Stephen Archambault to offer his opinions on including conditions. He noted that you have to place condition on the waiver. Members discussed varying dead-end lengths allowed in nearby towns.

Dr. Benoit moved that the Planning Board approve the requested dead-end length waiver for Christina Way Extension Major Master Subdivision Plan with revisions to September 15, 2014, with the

condition that the hatched road area be constructed to Town standards. Second by Gene Simone. Roll call vote: Mr. Simone, Mr. Lentz and Dr. Benoit voted yes. Messrs. Bassett and Naylor voted no. The motion passed 3-2.

Dr. Benoit moved that the Planning Board approve the Christina Way Extension Major Master Subdivision Plan, Applicant: Doris Godon Estate et al, Assessor's Plat 14 Lots 37 & 188, Zoning: RA with consideration of investigating traffic calming features. Roll call vote: Mr. Simone, Mr. Lentz and Dr. Benoit voted yes. Messrs. Bassett and Naylor voted no. The motion passed 3-2

8. Planning update: Summary of new developments with the Comprehensive Plan, Invest in NS bond, new commercial and manufacturing projects, planned bridge work, applications in the pipeline, BRV Heritage Corridor projects, energy projects and meetings schedule.

Mr. Ericson passed out Solarize North Smithfield flyers and explained how the program drives down the cost of solar PV installations. Ms. Roberts asked how the excess electricity was sold and whether you could come out net zero. Mr. Ericson said the net-metering was automatic with National Grid, and you could end up selling more than you use.

Mr. Ericson said the Zoning Board of Review voted down the bus

parking 5-0. Discussion ensued.

Mr. Bassett asked about National Grid clear-cutting. Mr. Ericson explained that the state must approve all work, and the town has received wetlands as compensation.

Mr. Ericson discussed the complaint from Valley Alliance for Smart Growth regarding the Dowling Village plan. It is similar to the one previously withdrawn. He then discussed the October 16 opening hearing for the Comprehensive Plan. Ms. Roberts asked about skill-building. Mr. Ericson responded that it would identify existing citizen skills and use a charrette format.

Dr. Benoit asked about the five-shop building near PetSmart. Mr. Ericson said it would include Supercuts and GNC. Dr. Benoit asked how many jobs Dowling Village created. Members discussed part-time versus full-time positions.

9. Adjournment: Motion to adjourn by Mr. Simone. Second by Mr. Bassett with all in favor at 9:04 pm.

Submitted by Robert Ericson on October 8, 2014